

NORTHEAST SUBAREA

The **Northeast Subarea** is characterized by single and multi family housing and retail and commercial development. The neighborhoods are largely new subdivisions where middle and upper income families reside. The retail/commercial development includes large strip centers and mega-store developments located on Loop 410, Highway 281, and Nacogdoches, Thousand Oaks, Perrin Beitel and Judson Roads. The terrain ranges from gently sloping near Loop 410 at the southern end of the subarea to extremely hilly and rocky at the northern end of the subarea near Loop 1604. A variety of terrains and ecosystems exist, but are dominated by oak, cedar elm and cedar. Undeveloped land is limited, and exists along the northern boundary of the subarea. The northwest corner of the subarea is located in the Edwards Aquifer Recharge Zone where there are limitations on development.

CENSUS TRACTS

1209, 1210, 1211, 1212, 1218, 1219, 1913

POPULATION (estimated) **% of change**

1997	132,500	
2002	152,400	+15.00%
2007	172,400	+13.10%

DEMOGRAPHICS

Hispanic	25.5%
Anglo	67.7%
Black	4.3%
Other	2.5%
Male	48.5%
Female	51.5%

Age

<5	10,161 (8%)	35-44	26,288 (20%)
5-9	10,136 (8%)	45-54	18,157 (14%)
10-14	10,310 (8%)	55-64	9,550 (7%)
15-19	9,130 (7%)	65-74	6,137 (4%)
20-24	6,538 (5%)	75+	4,056 (3%)
25-34	22,037 (16%)		

Median Household Income \$45,529

SOCIAL STATISTICS *

<i>Category</i>	<i>Number</i>
Arrests (1)	238
Births/10-17 (2)	55
Educational level (3)	2,053 (1.5%)

1) felonies & misdemeanors

2) births to mothers between 10 and 17

3) over 18 with an eighth grade or less education

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* Arrest and birth statistics are for calendar year 1997 as provided by the Health and Police Departments.
Education statistics are drawn from the 1990 Federal Census as provided by the Community Initiatives Department.

PROMINENT LANDMARKS AND FACILITIES

- San Antonio International Airport

NATURAL RESOURCE ASSETS

- Existing rock quarries
- Edwards Aquifer Recharge Zone
- Salado, Mud, Lorence, Elm, Long, and Perrin Beitel Creeks
- Undeveloped, sensitive ecosystems north and south of Loop 1604

PARK FACILITIES LISTING

CITY OF SAN ANTONIO PARK FACILITIES

NAME	TYPE	ACREAGE	
Friesenhahn	NP	11.80	
Kallison	NP	15.20	
Oak Haven	NP	9.50	
Subtotal			36.50
Blossom	CP	17.60	
Subtotal			17.60
Comanche Lookout	LUP/HR	96.00	
Johnson, Lady Bird	LUP/SC	77.80	
McAllister	LUP/NA	856.30	
Subtotal			1,030.10
Lorence Creek	GW	31.81	
Subtotal			31.81
TOTAL CITY PARK ACREAGE			1,116.01

BEXAR COUNTY PARKS FACILITIES

MacArthur Park	12.25	
Subtotal		12.25

CITY OF LIVE OAK FACILITIES

Blaha Park	2.50	
Live Oak Pool/Clubhouse	5.00	
Live Oak Park	8.70	
Montanio Park	5.00	
Unnamed	87.00	
Subtotal		108.20

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CITY OF SELMA FACILITIES

Unnamed	8.00	
Subtotal		8.00

CITY OF WINDCREST FACILITIES

Windcrest City Park	10.20	
Subtotal		10.20

TOTAL NON-CITY PARK ACREAGE **138.65**

GRAND TOTAL NORTHEAST SUBAREA PARK ACREAGE **1,286.47**

NEEDS ASSESSMENT

Based on the National Recreation and Park Association's established goal of 10 acres of park land per 1,000 residents, the following chart summarizes the park land needs of the Northeast Subarea (based on 1997 acreage figures).

NORTHEAST SUBAREA NEEDS IDENTIFICATION*

	1997 Inventory (Acres)	Current Service Ratio (Acres/Pop.)	1997 Estimated Population 132,500		2002 Estimated Population 152,400		2007 Estimated Population 172,400	
			(Acres/Goal)	(Excess/Def.)	(Acres/Goal)	(Excess/Def.)	(Acres/Goal)	(Excess/Def.)
Total City-Owned Park Acres	1,147.82	8.66:1,000	1,325	<177.18>	1,524	<376.18>	1,724	<576.18>
Total Public Park Acres including City, County, State, Federal and Incorporated Cities park land	1,286.47	9.71:1,000	1,325	<125.53>				

*Based on December 1997 Park Acreage

In December 1997, the City owned 1,147.82 acres of park land or 8.66 acres per 1,000 residents in the Northeast Subarea. Based on a goal of 10 acres per 1,000, a deficiency of 177.18 acres exists. Park acres of other public entities impact this ratio slightly, raising the total to 9.71 acres per 1,000. Based solely on City population projections and park acreage figures (assuming no further acquisition), there will be a deficit of 576.18 acres by the year 2007.

COMMUNITY SURVEY

At public meetings held during the planning process, no surveys were returned that addressed the specific needs of the Northeast Subarea.

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RECOMMENDATIONS

After study of the demographic profile (both current and projected) of the Northeast Subarea, inventory of current facilities and programs, and expressed needs of citizens, the following recommendations are being made to guide development of parks and recreation facilities and programs in the next ten years. Included are both general and specific recommendations.

PRIORITIES

- 1) acquire additional park acreage to meet service goals.
- 2) rehabilitate park and recreation facilities to assure safety, accessibility and quality programming for users.
- 3) work with other public agencies and private organizations and individuals to secure land and further develop the Salado Creek corridor as a greenway.
- 4) Develop Lorence Creek Park and continue land acquisition for a greenway to connect to McAllister Park.
- 5) secure natural area acreage over the Edwards Aquifer Recharge Zone.
- 6) construct a multi-purpose community center with gymnasium and pool.

FUNDED PROJECTS (currently under design or construction)

<u>Project</u>	<u>Budgeted</u>	<u>Source</u>	<u>Year</u>
Blossom Park improvements	\$200,000	Bonds	1999
Comanche Lookout Park improvements	400,000	Bonds	1999
Friesenhahn Park improvements	57,800	Bonds	1999
Lou Hamilton Community Center addition	400,000	Bonds	2000
McAllister Park improvements	1,000,000	Bonds	2000
TOTAL FUNDED PROJECTS	\$2,057,800		

PROPOSED/UNFUNDED PROJECTS

<u>Recommendation</u>	<u>Estimate*</u>	<u>Source</u>	<u>Year</u>
Acquisition of park land <i>Acquire 25-30 acres</i>	\$337,800	all but CDBG	2002

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Recommendation	Estimate*	Source	Year
Acquisition of park land (continued)			
<i>Acquire 45 acres</i>	-0-	DO	2003
<i>Acquire 25-30 acres</i>	\$341,500	all but CDBG	2004
<i>Acquire 45 acres</i>	-0-	LD	2005
<i>Acquire 45 acres</i>	-0-	LD	2007
Blossom Park-- design and construct rehabilitation (ADA modifications, playground, tennis courts, irrigation system, general, security lighting, parking lot)			
<i>Design</i>	38,600	all but CDBG	2006
<i>Construction</i>	394,300	all but CDBG	2007
Comanche Lookout Park-- design and construct improvements to - Phase 2 (stock pond and marsh area, trails, parking)			
	292,500	all but CDBG	2002
Community center-- design & construct multi-purpose in existing park			
<i>Design</i>	151,100	all but CDBG	2002
<i>Construction</i>	1,394,800	all but CDBG	2003
Edwards Aquifer Recharge Zone-- acquisition of property			
<i>Acquire 45 acres</i>	-0-	LD	2001
<i>Develop natural area</i>	110,700	all but CDBG	2003
Friesenhahn Park-- design and construct rehabilitation (trails, picnic units, pavilion roof, drinking fountains, landscape improvements, erosion control)			
	138,900	all but CDBG	2001
Kallison Park-- design and construct rehabilitation (general park improvements)			
	50,000	all but CDBG	2003
Lady Bird Johnson Park-- design and construct rehabilitation (general park improvements)			
	300,000	all but CDBG	2002
Lady Bird Johnson Park/Fisher Softball Complex-- design and construct rehabilitation (connect sewer system with lift station from Y.M.C.A. & softball complex to main sewer, construct water diversion wall behind fields #2 & 3, heighten fences #1 & #4 to #12, #2 & #3 to #10, ADA improvements)			
<i>Design</i>	37,400	all but CDBG	2006
<i>Construction</i>	32,400	all but CDBG	2007
Recommendation	Estimate*	Source	Year

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Lady Bird Johnson Park -- design and construct pool/skateboard facility	\$719,000	all but CDBG	2000
Lorence Creek Park --develop & continue land acquisition to connect to McAllister & Blossom Parks			
<i>Acquire 2 acres @ \$15,000</i>	60,000	all but CDBG	2000
<i>Develop park</i>	256,700	all but CDBG	2001
<i>(ADA trails, amenities, parking)</i>			
McAllister Park -- design and construct rehabilitation (Youth Recreation Facilities and general park improvements)			
<i>Design- Phase 2</i>	113,900	all but CDBG	2004
<i>Design- Youth Facilities</i>	170,800	all but CDBG	2004
<i>Construction- Phase 2</i>	1,053,000	all but CDBG	2005
<i>Construction- Youth Facilities</i>	1,579,400	all but CDBG	2005
Oak Haven Park --design and construct rehabilitation (general park improvements)	50,000	all but CDBG	2004
Salado Creek corridor -- acquire land & further develop			
<i>Acquire 30 acres</i>	-0-	DO	2001
<i>Develop corridor</i>	131,500	all but CDBG	2001
TOTAL PROPOSED PROJECTS	\$8,104,300		

*Costs adjusted for annual inflation

Acquisition Sources

DO Public Works Department/Drainage Ordinance
LD Planning Department/Land Dedication

Funding sources

GOB General Obligation Bonds
CDBG Community Development Block Grant
GD Private Grants & Donations
FMG Federal Matching Grant
SMG State Matching Grant